later; coffee cultivation needed cheap whole country is the gainer. the price went down.

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sugar plantation.

COFFEE UNPROFITABLE AT PRESENT.

sive. The market in Hawaii is limited which would be the question of a road. and very easily over-stocked. We canindefatigably to demonstrate the pos-

an intelligent American farmer who there. Subdivided no man would be so took up public lands not far removed miserable as to take 160 acres of it. from Honolulu, the center of trade and consumption, and who had the advantage of experience and capital-can the Homesteader prosper in Hawaii? His not, unless favored by some special and peculiar conditions that could not generally apply, and this statement is directly in line with the writer's observa-

What then, under these conditions, has been the result from the Land Act

Thousands of acres to which the title had been perfected, were sold for the cultivation of sugar, the one vital industry of the country. A considerable amount of the land taken up still remains in the possession of the original applicants, but no new field of industry has been opened up, and it is doubtful whether the occupiers (except perhaps the Portuguese and for the reasons previously stated) are enabled to make their whole living on and from the occupied land. By means of employment in the vicinity, they may be able to hold their lands and make their homes upon them, but this is not the fundamental idea of a Homestead proposition.

## A MEASURE OF SUCCESS.

Here it is worth while to note that the efforts at Homestead settlement have only had a measure of success where they have been made in close proximity to the sugar plantations or towns. Isolated tracts have proved unconditional failures.

This is not a very cheerful picture of results-considering the honest effort made for so long a period, to establish small landed proprietors, and yet many good results have come.

Lands that had lain for generations wholly unproductive were opened up. roads were built and homes established, and in spite of the discouraging number of those who sold out their hold- ing, wet land suited to rice culture be taken up or be successfully used if ernment, ings as soon as they could do so, the among the Public lands, in all not over so taken. This particular question was The difficulty has not been with the number of small land holders was in- 1,000 acres, but of much value. No one creased, and even the holdings that but the humble Chinaman showing any settled by the fact that there was no land laws of Hawaii, but in the hard were sold became in other hands part of disposition to wallow knee deep in wa- money with which to build the road, commercial facts of the case. The sun the productive area of the country.

nevertheless were good.

## CATED.

out a reference to the leases permit- can be wasted, but the only intelligent ted under Hawaiian land laws and in way to deal with them, as with the regard to which much misrepresenta- other lands named above, is to lease tion is made.

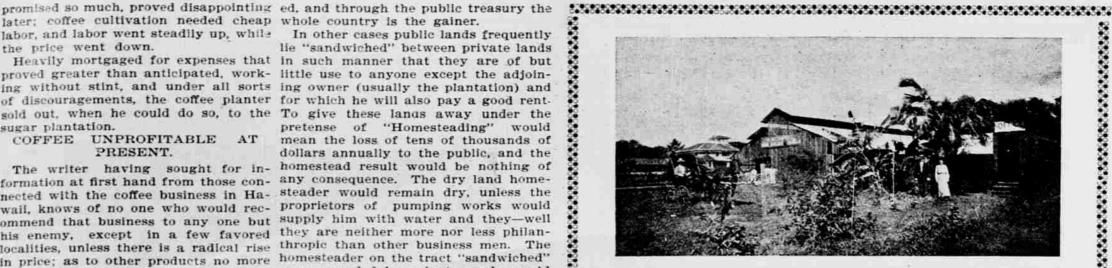
for long periods and for inconsiderable necessary in a hundred localities. rents without auction sale, conspicuous in the old leases of Crown lands has Here a word must be said on the subsuch leases are of years ago. The Hawaii-Land Act of 1895 permitted a lease for At low elevation there remains so term of 21 years by auction sale, which little Public land of any good quality term for any agricultural land is now (there are plenty of lava wastes) that it limited to five years. Of such leases in- scarcely cuts any figure in the question. telligently made, the writer is an un- Most of the public lands are at an elequalified advocate and for the follow- vation of 2,000 feet and upward to exing reasons:

area of land that may be so leased, that able ravines and valleys, generally with is a practical desert, except as it is irri- dense jungle, and several thousand feetgated by pumping at an immense ex- above the main established roads of the pense, and which it is only worth while Islands. to irrigate in connection with other They are in wet rainy belts where lands owned by private parties. For any road other than a macadamized such lands high rentals can be obtain- road soon becomes a terror to be wal-

labor, and labor went steadily up, while In other cases public lands frequently lie "sandwiched" between private lands Heavily mortgaged for expenses that in such manner that they are of but proved greater than anticipated, work- little use to anyone except the adjoining without stint, and under all sorts ing owner (usually the plantation) and of discouragements, the coffee planter for which he will also pay a good rentsold out, when he could do so, to the To give these lands away under the pretense of "Homesteading" would mean the loss of tens of thousands of dollars annually to the public, and the The writer having sought for in- homestead result would be nothing of formation at first hand from those con- any consequence. The dry land homenected with the coffee business in Ha- steader would remain dry, unless the wail, knows of no one who would rec- proprietors of pumping works would ommend that business to any one but supply him with water and they-well his enemy, except in a few favored they are neither more nor less philanlocalities, unless there is a radical rise thropic than other business men. The in price; as to other products no more homesteader on the tract "sandwiched" favorable story can at present be told, or surrounded by private ands would Transportation is difficult and expen- have his difficulties not the least of

By various methods these homesteadnot compete with California in citrus or ers could be induced, or would come to other fruits, and apparently in none of see that their land was more valuable the staple articles that to large to sell than to hold on to and the old amounts are steadily imported. The process of consolidation would go on. writer knows personally men of intel- In some cases a large tract has valueligence and energy who have worked subdivided has next to none. A case is in mind of about 20,000 acres as forsibilities of small farming in Hawaii. bidding a looking lava desert as one Their experience is not a consoling one. could wish to see, or avoid seeing. In Since the first lines of this article its entirety it forms a good cattle ranch were written, the question was put to with a little drinking water here and

## RICE LANDS.



W. H. CAMPBELL'S Mill and Office.

lava fields present road difficulties near- Homesteads in Hawaii? sand dollars.

lowed through as best one may. Where FUTURE HOMESTEAD PROSPECTS. mud is not an obstacle, too often rough What is the future prospect as to

ly as great. The writer has in mind a There remain in round numbers about tract of about 2,000 acres which as Com- 1,720,000 acres of public land, and it mission of Public Lands he desired to would seem a natural inference, that open for Homestead purposes. He was some considerable portion would furat once confronted with the road dif- nish a field for new efforts in the homeficulty. About 6 miles of grade road stead line, but such inference the writer would be necessary to reach the tract: can not draw. At least 500,000 acres of it would cost, if reasonably well con- this area comes into the classes of structed at least fifteen or twenty thou- positively barren lands that cannot be redeemed, and rugged inaccessible Without the road it would be useless mountain tracts that are apparently to open the land; with it there was no hopeless for any homestead purposes. There is a limited amount of low ly-certainty, either that the land would Over 1,000,000 acres is classed as grazing and high forest land, and though no one would be so rash as to say there were no agricultural possibilities for at least a portion of this area, the fact remains that such possibilities have never been demonstrated (that is any profitable use of the same for agricul-

There still remains in addition to the above about 200,000 acres to be considered. About 26,000 acres of this last is classed as cane and rice land, and is very largely under lease for those industries.

The remainder is in general not so good as the lands already disposed of, being more broken and difficult of ac-

Unless some new and productive industry is developed in the country, it is difficult to see why future results should differ greatly from those of the past. The writer at least does not expect to see much difference. A slow progress is possible and probable, as favorable portions can be opened up and the sine qua non of roads furnished.

To attempt more than this will probably have little result other than to waste what land remains, and usappoint many who might be tempted by apparently easy terms to attempt the impossible.

## AMERICAN LAND LAWS.

The writer is aware that a bill to extend the land laws of the United States to these Islands, has recently been introduced in Congress by the delegate for Hawaii. It is not possible in this article to discuss how the cry arose among certain people in Hawaii for American land laws. It is sufficient say that it has been largely used for political purposes, and as a handy club with which to beat the Territorial Gov-

disposition to wallow knee deep in wa- money with which to build the road, will shine no brighter nor the jungle be ter and mud to reclaim these swamps but the question presented is the one easier to clear, nor the insect pests less The results of the 1895 Land Act were and continue the cultivation of them— that always has confronted and will numerous, or the land more producnot all that had been hoped for, but but he will pay to the public Treasury nevertheless were good.

but he will pay to the public Treasury confront those charged with the task tive, because new land laws are applied in Hamail The restriction of the land more production. LEASES OF PUBLIC LANDS ADVO- per acre annual rent for them. These of carrying out the Homestead laws in lots suited to a large part of the United States is not suited to a country where



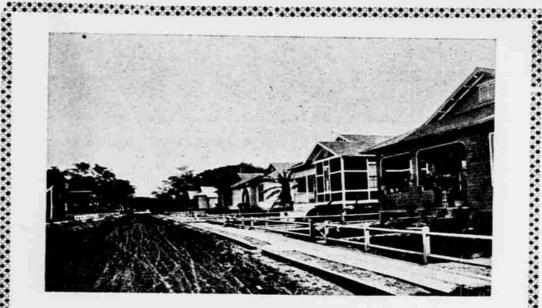
CLOISTER OF NEW CONVENT. Dickey & Newcomb, Architects.

lands would no more be homesteaded Hawaii. This article would be incomplete with- than the craters of the moon. They them, and with their revenue help to The old method of leasing great tracts build the roads and bridges that are

ROADLESS LANDS.

nothing to be said in its favor, except ject of roads, a vitally important matperhaps by some favored lessee. But ter in any Homestead proposition in

treme limit of 14,000 feet. The lands 1st. Because there is a considerable lie on mountain sides cut by innumer-



MATLOCK AVENUE-CAMPBELL COTTAGES.